

**36/15 Silvereye Drive, Griffin, Qld 4503**



**Sold Townhouse**

Friday, 29 September 2023

36/15 Silvereye Drive, Griffin, Qld 4503

**Bedrooms: 3**

**Bathrooms: 2**

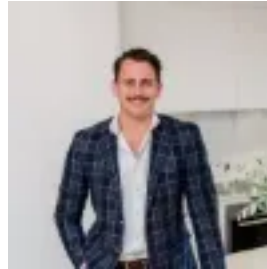
**Parkings: 1**

**Area: 188 m2**

**Type: Townhouse**



Kathy Sweeney  
0738881511



William Sweeney  
0427374117

**\$450,000**

Sold By Kathy Sweeney - Principal of RE/MAX Living

What a great opportunity to secure this maintained and well-appointed double storey 3-bedroom townhouse showcasing a contemporary design, modern colour scheme and low-maintenance living. With a generous open plan dining and living area opening out to an undercover alfresco entertaining area and grassy rear, this property has a lot to offer. This open plan area has a fan and split system air conditioner making it comfortable all year through. The stylish and modern kitchen features ample cupboards and benchtop, a good-sized pantry, stainless steel appliances including a gas cooktop, wall oven and dishwasher, a larger fridge space, microwave nook and double sink. Under stairs storage, separate laundry and a single remote garage completes the ground level of this tasteful low maintenance property. Up the stairs you will find the master bedroom with ensuite and double sized built in wardrobes. The master bedroom has a split system while all bedrooms have fans & built in wardrobes. The additional rooms are serviced by a family bathroom with a bath, shower and separate toilet. Upstairs Features:- 3 spacious bedrooms all with built in robes and fans- Master bedroom includes an ensuite and split air conditioner- Family bathroom with bath, shower, vanity and separate toilet room- Linen cupboard

Downstairs Features:- Stylish kitchen with gas cooktop, electric wall oven, pantry, range hood, dishwasher, microwave nook and plenty of bench space- Floor tiles throughout this level- Spacious open plan living and dining area with ceiling fan & A/C- Separate laundry with outside access to the clothes line- Under stair storage- Outdoor undercover entertainment area- Automatic lock up garage with internal access- 3rd toilet room

Other Features:- Exclusive access to the complex's private pool and communal carwash area- Built end of in 2015- Security screens- Covered generous alfresco area- Decent sized courtyard- Fully fenced- Currently tenanted

Figures:- Body Corp: \$1,760 - 6 monthly- Council Rates: \$494 per quarter- Water Bill - Approx: \$426 per quarter- Current Rent: \$480 per week

Within a few minutes' drive to numerous Primary and Secondary schools, Coles Murrumba Downs, Murrumba Downs train station and Westfield North Lakes and within easy access to the Bruce Highway and only 40 minutes to Brisbane city, this townhouse is perfectly positioned and very popular with tenants and owner occupiers. The property would make a great investment. In the popular community of Silvereye Estate, Griffin this townhouse won't last long! This property represents a solid investment for any buyer, so if you are adding to an existing portfolio or looking for a place to settle yourself, then this one is worth a look. Call Kathy or Will today to organise an inspection! 0427 374 117